

MEETING RECORD

Advanced public notice of the Urban Design Committee meeting was posted on the County-City bulletin board and the Planning Department's website.

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, November 1, 2022, 3:00 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Mark Canney, Emily Deeker, Jill Grasso, Peter Hind, Gil Peace and Michelle Penn; (Tom Huston absent).

OTHERS IN ATTENDANCE: Paul Barnes, Stacey Hageman, Collin Christopher and Teresa McKinstry of the Planning Department; Hallie Salem of Urban Development; Jonathan Fliege and Ryan Curtis with Leo Daly; DaNay Kalkowski; Jennifer Seacrest with Olsson Studio; Evan Young; Joy Skidmore appeared via Zoom Video Communications ©; Nate Burnett with REGA Engineering Group; Matt Olberding with Lincoln Journal Star; and other interested parties.

Chair Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn called for a motion approving the minutes of the regular meeting held October 4, 2022. Motion for approval made by Peace, seconded by Grasso and carried 6-0: Canney, Deeker, Grasso, Hind, Peace and Penn voting 'yes'; Huston absent.

LINCOLN BOLD REDEVELOPMENT:

November 1, 2022

Members present: Canney, Grasso, Hind, Peace and Penn; Deeker declaring a conflict of interest; Huston absent.

Jonathan Fliege shared the status on the update of the design. He understands the importance of this particular site. This is designed to be up to 275 feet tall. It is not in the Haymarket district, but they want to respect the owner's wishes for a bold building. They are also aware that this is directly next to the Haymarket district. Nebraska is an agrarian based society. Lincoln represents an intersection of urban and open space. The owner has asked for an iconic building. After working through numerous models, a notion of emergence came forward. They have played off the word emergence and looked at the history of the Haymarket with cattle and grain. Corn itself

is actually a grass. The building is a representation of how a stem of grass grows and flairs at the top. The east façade of the tower faces 9th Street. It is an abstraction of marking this corner of the Haymarket. The finials represent a grain of grass. Those will be lit at night. One of the biggest points of conversation was the podium. It has evolved to less glass and more masonry. They are cladding the podium. The step back is an amenities floor to the building. There is an outdoor pool and other amenities for apartment owners in the building. They are proposing limestone. They are working with some interesting geometry and the orthogonal grid of the city. He showed some images of the proposal. They added some punched windows above the canopy. There is a carport where a customer would pull in and drop off their car for valet service. The 9th Street experience is different from the 'P' Street experience. They are trying to be respectful of this corner and its proximity to the Haymarket. Jennifer Seacrest has been working on the streetscape and other landscape elements.

Jennifer Seacrest stated they were before this committee last month with the streetscape project. This is incorporating the same vision. The efforts on 'P' Street are to honor the Haymarket nodes and intersections. As you turn the corner, it will honor the 9th Street vision.

Penn saw a memo from Hallie Salem. Stacey Hageman noted the new format for staff reports for Urban Design Committee. She wrote that this application was before Historic Preservation Commission previously. They did not review the latest version. The applicant tried to reflect that commission's comments with an open vision on the first floor. They are using limestone. The storefront has the same proportions as in the Haymarket. The area above without punched openings is mechanical equipment. Hageman also referenced Downtown Design Standards which apply to this site, particularly how they relate to vehicular access. She believes it meets the standards for transparency and other standards.

Hallie Salem stated that previous iterations of this project concentrated on site parking. This is more valet parking. Fliege added that traditional parking didn't work for them. The site limited how many stalls they could get.

Salem stated that a redevelopment plan amendment is going to City Council in November 2022. A redevelopment agreement will most likely go to City Council after the first of the year. This is advice for the Mayor's office.

Fliege stated they are tying into the district energy system. This is a live/work/play notion for apartment dwellers. There is bike storage and other amenities available. They hope to reduce some of the need for cars.

Penn inquired if there is any precedent for no parking being provided. Salem believes there are residential projects that don't have parking. B-4 zoning doesn't require parking. Hind noted a

couple of projects that don't have parking. Salem added that the applicant has set up relationships with parking garages.

Canney wanted to know more about the interface of this building with the Haymarket. The site plan seems to show significant hardscape and he asked if there is any interface with activating the space. Will there be any furniture or plants? He wondered if the Downtown Master Plan covers this area or the Downtown Corridors. Seacrest replied yes. The southern face is more active. That is being designed to match Haymarket design standards. Furniture is more limited to smaller green planters. They are proposing to bump out the corner and make it a little larger. There will not be any benches. That is in line with the furniture and articulation of the Haymarket. As it relates to 9th Street, they are proposing a bench in the seating wall.

Peace wondered where the applicant is in the design process and the timeline to get started. Ryan Curtis stated for the next design phase, they will spend most of November working on pre-sales and the construction manager. Their intent is to kick off design development phases in December through spring of next year. They hope to be done with construction documents at the end of summer 2023.

Hind noted that what the applicant is showing today is different from what was in the agenda. Fliege agreed. Hind asked about the wood noted on the plan. Fliege understood that he was speaking to the wood shown on the soffits. It will more than likely be a metal panel with a wood look. Hind would encourage the applicant to look at the panel that is there. Fliege stated they are not completely decided at this point. They had a couple of conversations with the owner about the underside of the canopy. The site drops to the west. The main overhead soffit piece might change a little. Hind asked about the units on the second floor. Fliege stated there will be commercial on the lower level, then living spaces above. Hind believes the width of the sidewalk is a good thing. The buses park across the street for The Graduate Hotel. There are a lot of people traversing this area on foot. Curtis stated that the program of the building remains very similar to what was already presented. Floor five will be a mixed level, floor six is the amenity deck and levels seven through fifteen will be apartments. They are proposing about 70 apartment units. Level sixteen and above are condo/penthouse. There will be about thirty units of sellable space.

Peace stated that the last presentation the applicant made before this committee, they mentioned the P' Street side might have a store front. Curtis stated this has become more of a no from the client. Their client is negotiating parking with the City. There is no parking on the site. Peace believes it might be a little hard to get a gauge on what is needed for parking. He can see a little bit of a traffic jam. Fliege added that with technology, you can call ahead for your car.

Canney would still like to understand the streetscape a little. All he sees is pavement. Seacrest stated there will be landscape enhancement, light poles, signs for the Haymarket and kiosks. Canney would like to see the interaction of the streetscape contextually. Salem noted they are

asking for approval of the building. Landscaping and streetscape would be back later for review. She hopes unless there is a specific interaction between the landscape and the building, they will be back with the Downtown Corridors design plan for phase one. This will be part of that or a separate project. Canney noted that made sense to him.

Hind asked where the vestibule will be and where the main door to the lobby will be located. Fliege stated there is no door facing 9th Street. Penn wondered about the plan for entry into the building. Fliege showed a door off 'P' Street. Under the car port is another door. From there, you turn west to the main concierge. The whole glass corner is more of a hospitality experience. Hind asked if you will see into the glass. Fliege replied yes. This is a residential tower. This is an interesting corner. Hind noted that the applicant hasn't shown the north and west elevation. Fliege stated that the west is similar without the curve. There is a slot of balconies. Hind was concerned that there is another project in Lincoln with multiple stories with precast and it was painted concrete. He believes the building needs to hold true to the design being presented. As these things evolve, he wanted to make sure the intent and character will be what is being presented. Everyone coming out of Pinnacle Bank Arena will see this. The applicant mentioned there is intention from the City and TIF (Tax Increment Financing) side on energy use and environmental sustainability. He wondered how the glass will be shaded on the south side. It would be good to bring that into the project as well. Fliege showed the developer some glass that turns dark with the sun. That is a pricey option. The requirement for performance of the glazing is extremely high, but different opportunities are on their radar. The developer wanted to stand out and be bold.

Penn inquired about the height of this compared to across the street. Fliege stated this will be 250 feet tall. He is not sure about the height of The Graduate. Curtis believes it is around 200 feet. Penn was looking at the images from the applicant. She didn't see anything that shows the relation of this to other buildings. She understands this will be under height restrictions, but it still seems very tall. There are other buildings in the downtown area that come out of nowhere. Fliege heard that comment as well. He believes that is an old zoning question. Penn knows this is a setting of precedent down the road.

Hind thinks the applicant has done a lot of work since their initial presentation.

ACTION:

Hind moved approval as presented, subject to the committee's comments on materiality and scale, and the streetscape coming back with more detail, seconded by Peace.

Grasso was very skeptical of this initially. She thinks this design has come a long way. It will be a big new bold project for Lincoln. She believes it will be good.

Motion carried 5-0: Canney, Grasso, Hind, Peace and Penn voting 'yes'; Deeker declaring a conflict of interest; Huston absent.

THE UNION AT ANTELOPE VALLEY REDEVELOPMENT:

November 1, 2022

Members present: Canney, Deeker, Grasso, Hind, Peace and Penn; Huston absent.

Joy Skidmore stated she is the development manager of this project. The Annex Group is a multifamily developer. They develop across the country. They started out as a student housing developer. The company changed their focus a little. Most of their projects are affordable housing. Their mission is to provide a positive impact. They have their own general contracting firm. When they go into a market, they try to find local contractors. After the project is built, the project managers will typically be hired locally. They have someone on staff whose focus is to find not-for-profit groups and other resources for their residents. They try to partner with organizations that can provide tenant services. She showed some of their other projects. They have one in the northwest corner of Lincoln that is starting construction. NIFA (Nebraska Investment Finance Authority) will be a project partner.

Evan Young stated they are working through schematic design at this point. They wanted to get some early feedback. He showed a site plan and the proposed traffic flow. They have worked with LTU (Lincoln Transportation and Utilities) to identify curb cuts. There will be a ramp that leads to the lower-level parking complex. There will be just under 200 parking stalls. As you go up, there are two courtyards. There will be one, two and three bedroom units with shared amenities and access to courtyards. They are looking at a total of 187 units. He showed the south elevation along 'K' Street. There is quite a bit of slope from one side to the other. He believes the slope is around 18 feet. In order to deal with the slope, the parking is below ground on 18th Street and above ground on Antelope Valley Parkway. They wanted to keep the brick line horizontal and find the right proportion for the elevation. The brick will be sixteen feet tall on 18th Street and twenty six feet tall on Antelope Valley Parkway. They purposely restrained this to two colors for a simple, clean look. There will be several balconies that break up the façade. On 18th Street, the scale comes down a little. There is also visual access into the courtyard. Along Antelope Valley Parkway, the façade has been broken up with pedestrian access.

Deeker would like the applicant to speak to the landscaping. Young wanted to keep this a little open for air flow. They were thinking of something that allows air flow but minimalizes access.

Canney understands the whole first floor is parking. Nate Burnett replied he was correct. Canney wondered what the applicant anticipates happening above the entrance to the parking on 18th Street. Young replied a smaller courtyard is envisioned. The south side of the ramp is a pedestrian ramp to access the courtyard.

Penn inquired what the applicant is planning to do in the courtyard. Young answered they will do some raised planting beds, create a space for each patio and some outdoor space in the center area. He pointed out areas for public gathering spaces in the middle.

Canney wondered about the income aspect and what that means. Is this for students, families or both? He also asked about the vision. Sometimes those can have conflicting values. Skidmore stated their target resident is families. They would look at income typically and those rules do not typically allow students. Canney understands if this is to be family oriented, some thought should be given to the courtyards to serve children of the adults. Some thought should also be given to how the spaces are crafted. Skidmore stated they typically work with their market analyst to program activities for the area. Typically they include a dog park. They will look at a play area and interior amenities such as a computer lab room and a community area with a smaller kitchen.

Grasso asked about the material on the balconies. Young replied it would be fiber cement panels.

Peace questioned if the applicant's process is to keep this at the schematic design level until they are awarded NIFA funds. Skidmore stated that is typically what they do. When the credits are awarded, they will move forward with design documents.

Penn asked where the mechanical units are located. Young noted they haven't located them yet. They are looking at having a mechanical room on the lower level. Penn noted the parapet doesn't look tall enough to hide them. She would recommend making it taller if they are located on the roof. She thinks this will be a really great project. She is excited to have courtyards with southern exposure.

Hind commented he really appreciates the scale of the project and the parking. He believes this will work really well. He has a problem with a pedestrian entrance on Antelope Valley Parkway. Antelope Valley is a really important place in the City. This feels like it has turned its back on that. It feels like it is missing a certain scale. He thinks of this building urbanistically as well and how it reads within the fabric of the city. The "Union" sign doesn't appear to be above the door. He likes the building a lot and thinks the massing is great but feels there could be some treatment to the front door. In his opinion, it doesn't need a change of material, just a change of attitude on what the entrance is, where it is. He would encourage them to look at that. The front door is somewhat ambiguous.

Grasso commented that she would encourage the applicant to think about some lighting. Other buildings have started to incorporate some lighting. It might help tie it to Antelope Valley a little.

ACTION:

Penn moved approval as presented, seconded by Hind.

Hind noted that the streetscape will be back for review. The applicant agreed.

Motion for approval carried 6-0: Canney, Deeker, Grasso, Hind, Peace and Penn voting 'yes'; Huston absent.

THE COYOTE/FINKE REDEVELOPMENT:

November 1, 2022

Members present: Canney, Deeker, Grasso, Hind and Penn; Peace declaring a conflict of interest; Huston absent.

Gil Peace appeared as applicant. He stated that this has been seen before. He pointed out the area of a new veterinary clinic. He showed the location of the former nursery building. There is also a building existing on the site. Previously they had shown a series of rowhouses that worked their way down the bike trail. They have now learned more information. As for the timing, the rowhouses will probably not be built for the next twelve months or longer. They have a PUD (Planned Unit Development) and redevelopment agreement in the works. He showed how the rowhouses would fit on the property. The spaces are dictated largely by easements that cut through this. They have learned they have a little less space from north to south from what was previously thought. He showed the layout of the houses. He showed the location of the bike path and Dead Man's Run. The development team is intending for the units to be similar. He doesn't want them to be cookie cutter though. They want them to have some individuality. He showed a view from the trail side. The developer would like a fence to separate the bike trail from the unit spaces. The materials will be traditional residential, James Hardie products and some stucco.

Canney thinks this is a cool project. He questioned the possibility of a fence. He knows that Parks and Recreation likes to mow a certain number of feet off the trail. He would check with them. He would establish the fence materials so there isn't a mix. Peace stated there has been discussions regarding fence height and materials. They are aware they need to pick the right fence. They want the bike trail to be an amenity. There will be a HOA (homeowners association). He would agree with having one option for fencing.

Grasso thinks the bike trail is an amenity. She likes the idea of a minimal fence. Canney believes it would be almost like another courtyard. Grasso thinks about residential neighborhoods. Everyone seems to sit in their garage and talk to their neighbors. Peace stated there is a debate in the office as well. Some people think the front door should be on the bike trail. He believes people that will live here will want access to the bike trail. Hind disagreed. He would push for

more separation. He likes the separation of public and private. He believes it will be successful either way. The trail gets a lot of use. Peace noted the site is relatively flat.

Peace noted that the veterinary clinic is phase one. They have to get a market analysis yet.

Grasso likes the color pop on the exterior. She thinks it should extend to both sides of the building. Peace agreed. He believes an accent color should be on both sides.

Hind wondered about the courtyards. Peace stated that in between, there is friends and family parking. The idea is that those will not be fenced. It lines up with an easement that goes there. This has evolved. The first pass had 29 units. Through the process, it has been bumped to 32. He would like to hear comments on that.

Hind believes the density is great. There isn't anything like this in Lincoln. Canney agreed. It has a desirable walkability. Peace believes there is a rehabilitation effort going on where the Sears used to be.

Hind wanted the applicant to clarify all fire questions. Peace noted those questions were answered a while ago. The intention is for Coyote Lane to only turn south on 70th Street. He showed the curve for a rescue vehicle. There is a deceleration lane. He believes this will clean up the merge lane. Canney asked if this will involve a private road or public street. Peace answered it will be a private drive.

Canney inquired if this will have a homeowner association with individual yards. Peace stated that a homeowner association has not been developed yet. The intent was that your back yard is yours, you can do what you want. Everything outside of that is homeowner association.

ACTION:

Canney moved approval, seconded by Grasso and carried 5-0: Canney, Deeker, Grasso, Hind and Penn voting 'yes'; Peace declaring a conflict of interest; Huston absent.

LFR STATION NO. 8:

November 1, 2022

Members present: Canney, Deeker, Grasso, Peace and Penn; Hind declaring a conflict of interest; Huston absent.

Hind is the local architect and engineer for this project. BRW Architects from Texas is the architect of record. This station is built on an old cistern. This is on Van Dorn Boulevard and 17th Street. This will be a custom designed fire station for this site. There will be room for expansion. It is designed with the different zones needed for a fire station. The project has been extremely

thoughtful on its siting. The grade will be mitigated slightly. It also puts all personnel parking off Van Dorn Street. There will also be guest parking. They are looking for approval on the exterior elevation selection. The north side apparatus bay has a large bay. The north side is offices and storage along with other personnel spaces. There are living spaces and bathroom spaces. Fire stations used to have a hose drying tower. This design is referencing that function. There will be a reveal on the brick. The colors are a very restrained palette. Red brick is similar to Irving school. They are also proposing lap siding painted gray, double hung windows in a muted bronze. For the glass type, one side is clear and one side is dark. There are safety issues. There will be a pre-cast element with some text inlaid over the apparatus bay. For the roofing material, they are proposing onyx black high impact shingles. The fascia, soffit and downspouts will match the same metal color as the window. There will be pre-cast around the doors, brick and window sill. Above that will be the siding. BRW Architects presented about 14 different versions of the plan. The firefighters felt that this plan really felt like a home to them. The Mayor has signed a demo contract. The existing building will be demoed between now and the end of the year. They will go in for permits around January 2023. A contractor has been brought on board. They anticipate this will take about one year to build. They are very cognizant there is a school nearby. They will utilize a fence for the school and pool. They have been working with Parks and Recreation. There will be a walking trail. Many trees will come out. Parks will replace them at least one to one.

Canney thinks this is a handsome building. He would encourage some light on the tower. Hind pointed out the location of a frosted band on the tower that will be backlit.

Peace noted a bunker to the east. He questioned what is in there. Hind stated it is storage for Parks and Recreation. It used to be a community fallout shelter. It will be maintained throughout the project.

Hind met with Irving School, Irving Neighborhood and Country Club Neighborhood and has received positive feedback.

Penn wondered if this is designed by the same architect that did the other fire stations in town. Hind replied no. Penn believes the design quality is much better on this one. Hind noted it has been a group effort. They met with the Mayor. There has always been a presentation of options.

Grasso stated the renderings are very warm and inviting. She pointed out that the light color will be much lighter in the sun.

Peace asked about the process. He agreed with Penn that he likes this a lot more than some of the other recent fire dept projects. There are some really neat things people have done with civic buildings. He lives in the area. This intersection could use some sprucing up as well. It would be great if the fire stations would come before this group for advice before the project is complete and ready to go to bid. He has used the brick quite a lot. It has quite a different feel if you use

white or gray mortar. He thinks colored mortar like Irving School would be good. Hind believes that is what they will be using. He appreciates the comments.

ACTION:

Canney moved approval as presented, seconded by Penn and carried 5-0: Canney, Deeker, Grasso, Peace and Penn; Hind declaring a conflict of interest; Huston absent.

STAFF REPORT:

- Hind attended the Mayor's Art Awards ceremony. They pulled together a nice show of the 2021 and 2022 awards. Ed Zimmer received the Enersen Award. He was the second person to ever receive the award. Bob Ripley was the first.
- Hageman stated this will be her last Urban Design Committee meeting. She has accepted a job with Schemmer Associates. Everyone offered their congratulations.

There being no further business, the meeting was adjourned at 5:05 p.m.